THIS SPACE FOR USE BY RECORDING OFFICIAL

Prepared by and mail after recording to:

Thomas E. Schoenheit, Esquire Family Dollar Stores, Inc. Post Office Box 1017

Charlotte, NC 28201-1017 Phone: (704) 847-6961

Fort Worth#301899.doc

STATE OF TEXAS

SHORT FORM LEASE

COUNTY OF TARRANT

THIS LEASE is made and entered into this 9th day of February, 2010, by and between FD DEVELOPMENT OF FORT WORTH, LLC, an Alabama limited liability company (Landlord"), and FAMILY DOLLAR STORES OF TEXAS, LLC, a Texas limited liability company ("Tenant").

WITNESSETH:

In consideration of the covenants set forth in this Lease, to all of which Landlord and Tenant agree, Landlord demises to Tenant, and Tenant leases from Landlord the property, building and other improvements described below that are situated on the southeastern corner of the intersection of McCart Avenue and Charleston Avenue, in the City of Fort Worth, County of Tarrant, State of Texas. The irregularly-shaped property fronts approximately 475 feet on McCart Avenue and extends approximately 114 feet along Charleston Avenue in an easterly direction along the northern boundary of the Demised Premises as shown hatched on Exhibit A - Site Plan. Landlord will construct a building that contains 8,320 (104' x 80') square feet and the paved, marked, lighted parking, service and access areas shown on Exhibit A - Site Plan. The property, building and other improvements are the "Demised Premises."

Tenant will have and hold the Demised Premises for an initial term ending on the 30th day of June, 2021, upon the rents, terms, covenants and conditions contained in a certain Lease Agreement between the parties and bearing even date herewith (the "Lease"), which Lease is incorporated herein by reference. The Lease will be automatically extended, in accordance with the terms of the Lease, one period at a time, for five (5) successive periods of five (5) years each

unless Tenant cancels the Lease. The Tenant has been and is hereby granted, in accordance with the terms of the Lease, certain exclusive use rights with respect to its business in the Demised Premises.

Landlord's Address:

FD DEVELOPMENT OF

FORT WORTH, LLC

501 Chestnut Bypass

P. O. Box 65

Centre, AL 35960

Tenant's Address:

FAMILY DOLLAR STORES OF TEXAS, LLC

P. O. Box 1017

Charlotte, NC 28201-1017

Attn: Lease Administration Department

Witnesses:

Print Name: Fran Blanchud

Print Name Mike Mc Gaher

LANDLORD-

FD DEVELOPMENT OF FORT WORTH, LLC (SEAL)

Βv

Name: Jay Machleit Title: Managing Member

ATTEST:

TENANT

FAMILY DOLLAR STORES OF TEXAS, LLC

By: Family Dollar Holdings, Inc.
Its Managing Member

Heather B. Adams Assistant Secretary By:

Thomas E. Schoenheit

Vice President



STATE OF ALABAMA	
COUNTY OF Cherokee	NOTARY -
do hereby certify that JAY MACHLE day and that by the authority duly gi	a Notary Public in and for the aforesaid State and County, iT, Managing Member, personally appeared before me this ven and on behalf of FD DEVELOPMENT OF FORT WORTH, signed and executed by him for the purposes therein
WITNESS my hand and nota	arial seal this the <u>lof</u> day of February, 2010.
	Printed Name: SAPRINA OILLER Notary Public
Saprina Oliver My Communitation Septimes: Notary Public State of Alabama My Commission Expires March 24, 2013	!\Otaly Fublic
STATE OF NORTH CAROLINA COUNTY OF MECKLENBURG	NOTARY

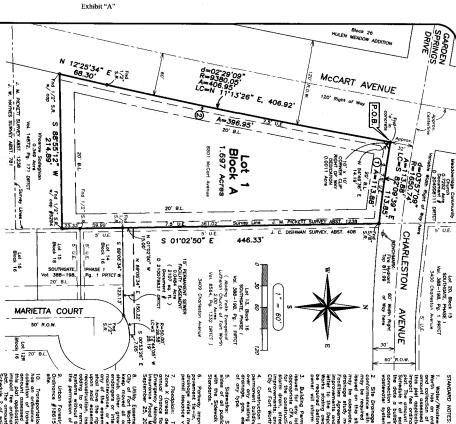
I, Darnell A. Stallings, a Notary Public in and for the aforesaid State and County, do hereby certify that THOMAS E. SCHOENHEIT, Vice President, and HEATHER B. ADAMS, Assistant Secretary, respectively, of FAMILY DOLLAR HOLDINGS, INC., personally appeared before me this day and that by the authority duly given and as the act of the corporation, as Managing Member of FAMILY DOLLAR STORES OF TEXAS, LLC, the foregoing instrument was signed and executed by them for the purposes therein expressed.

WITNESS my hand and notarial seal this the 9th day of February, 2010.

Darnell A. Stallings Notary Public

My Commission Expires: August 8, 2014





It. Private Maintenance Note: The City of Forth Worth shotl not be responsible for maintenance of private streets, drives, amergency access easements, recreation oreas, open spaces and dranges focilities, and said owners agree to indemnity and some hornless the City access the city and the city and the city access the city and the city access the city and the city access to the city acces

Moths/Westwater impact feet. The City of Earl Worth has an orderion re-implementing the deserment and collection of water and wortendar feet. The total control assessed is established on the filing date of this play opposition, paged upon Schedule 1 of the post. The amount to be collected is determined under Schedule for said ordinance, and becomes affective on connection date to building parmit is igsued, or on the feet of the connection date to the municipal water and/or extraction date to the municipal water and/or

2. Site Doininge Study: A site dorininge study, showing conformance with the opproved modey demonster but may be required before any building permit will be issued on this site (a gording blow in some instances may be desquare) if the site does not conform, then a drainage study may be required doing with a Community Facilities Agreement (CPA) for any required drainage improvements and the current owner shall saturate a string amore set of the Doininge Study will be required before any permit is issued. The current owner will inform each buyer of the some.

3. Building Permits: No building permits shall be teased for only of in this Subdivision until on oppropriate CPA or other acceptable provisions are made for the construction of any opplicable works; sever, storm drain, stated lights, sidemits, or poining improvements; and approval is first abtained from the Cly of Fort Worth.

Construction Prohibited over Easements: No mornament buildings or structures shall be constructed ere any existing or platted water, sanitary sewer, rainage, gas, electric, cable or other utility easement any type.

Sidewalks: Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design

Parkway improvements such as curb & gutter sment tie-in, drive approaches, sidewalks and rage inlets may be required at time of building nit issuance via a parkway permit.

7. Foodplain: The properly described hereon lies within Zone X (crees determined to be outside the 0.2% onnual chance floodplain) as identified by the Federal Emergency Monogeneth (Apeny, according to the Federal Insurance Road Map No. 4843900430K revised Spitember 25, 2009 No. 4843900430K revised

a. Utility Ecsements: Any public utility, including the City of Fort Worth, nated how the right to move and keep moved all or part of any building, femas, tree, which, other gowth of improvement which in one way endoughers or interferes with the construction, and interferes with the construction, and interference of the separative yelders on positivements of a city immes to impress and agrees upon said essements for the purposes of construction, and odding to or removing all or part of its respective systems without the necessity of any time of procuring the permission of anyone.

Urban Forestry Note: Compliance with Tree Ordinance \$18615-05-2009 will be required for this site.

10. Transportation impact fees: The City of Fort Winh has an ordinance imperaenting the assessment order collection of transportation impact fees. The total amount cassesser as established on the approach date of this pot application, based upon Schedule 1 of the time pot application, based upon Schedule 1 of the product of the control of the con

Lot 1 in Block A of McCART CORNER

Case Number: FS-010-020
Case Name: McCart Corner Addition (Phase One, Section One)

STRIP

Special Needs Note: FINAL SWMP REQUIRED

Property Carner Symbol Found
Steel Rod
Utility Easement
Right of Way
Point of Regymning
- Deed Records, Tarant
County, Texas
- Piot Records, Tarant
County, Texas

CURVE NO.

RADIUS

ARC

CHORD

N -

1650.74° 9380.05°

103.88° 396.95°

S 82'20'04" E, 103.86' N 11'15'16" E, 396.92'

FORT WORTH

CITY PLAN COMMISSION

OWNER'S CERTIFICATE

WHEELS ME, FD Development of Fort Worth, LLC, are the owners of LL899 acre part of lost located in the LLM. Placett Surey, Autrical Medical LL991 acre part of lost located in the LLM. Placett Surey, Autrical Medical LL991 are selled 0.7944 acre part of County, Treas and LL991 are selled 0.7944 acre part of LL991 acre part of LL991 acre part of LL991 acre part of LL991 acre part County, Treas (DRTCT), and being all of the residual of a credit in LS92 acre special of LL991 acre part of LL991 acred to the LL991 acre part of LL991 acred to LL9

That We, IPD Development of Fort Worth, LLC, do hereby adopt this plat designating the haven above described property as a Fried Plat of LOT in BLOCK A of McCART COMMER, an addition to the City of Fort Worth, Torrant County, Taxos, and does hereby designant shown hereon.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

OWNER'S DEDICATION

FIELD NOTES ~ 1.699 Acres

BEING all that certain lot, treat, or parcel of land situated in the L. M. Pickett Surrey, Johatron No. 1238 in the City, of Cost Worth, Tarrant County, Treas, and all of a celled 0.7944 care tost of land conveyed to FD persologonest of Forth Worth, LLC by deed as recorded in Document # D. 210074754 of the Deed Records of Tarrant County, Texas (DRTCT), and being all of the residual of celled 1.899 care troat of land conveyed to FD Development of Fort Worth, LLC by deed as recorded in Document # D. 210077230 of the Deed Records of Tarrant County, Texas (DRTCT), the officered to votate being consiguous and hereinother considered as one tract, and being more particularly described as follows:

BECINNING at a "*," most found in concrets for the northwest corner of said 0.7944 sizes total and some for this total of the interestion of the seat line of McCART NATINE, a 120" wide public right of way, and the south line of CHARLESTON NATINE, a variable width public right of way, in a counter clockwise curve towning a radius of 1550.74 less.

HENCE Suthessiery, 113.85 feet (Deed A=113.85 feet) along the act of said curve (central Anghes-0157090 and Long Chordes R20939* E. 113.85 feet) and along the south line of said CHARLESTON AFRILIP to a 5/8* steet not chard for the northwest corner of said 0.7944 gore troot and the northwest corner of the said 0.7944 gore troot and the northwest corner of the 13 in Block 16 0.7944 gore the feet Records of Tarrant County, Volume 388-198. Page 1 of the Plott Records of Tarrant County, Texaus (FRICT) in the occupied sets line of said Pickett survey and the occupied west line of said Pickett survey and the cocupied west line of said Pickett survey and the cocupied west line of said Pickett survey and the said Pickett survey and Pickett survey and Picket

in THENCE S 01702'80' E (Deed Reference Bearing) along the east ine of this torct and the west line of agold SOUTHART, PHASE (and along said survey line, passing at 228.55 feet, the southwest orerer of said 0.7944 cer fract, and the existing northeast corner of the residual of said 1.899 acre fract, passing at 351.02 feet of 35' steel rad found for the southwest corner of said SOUTHARE, PHASE I, in all 445.33 feet to a % steel rad found with cap #5294 for the southeast corner of said residual of 1.599 acre fract and same for this troot and the northeast corner of a called 0.349 acre tract of land conveyed to Khaseve Sodephian by deed as recorded in Volume 1.452.7. Page 1.17 DRCT:

Walter Keven Davis Registered Professional Land Surveyor Davis and McDill, Inc.

That I, Walter Keen Dovis, a Registered Professional Land Surveyor in the State of Taxas, do hereby declare that I prepared this plot from an actual and accurate survey of the land and that the camer manurants shown, thereon as set were properly placed under my personal supervision.

SURVEYOR'S DECLARATION:

THENCE oung the east line of soid McCART AVENUE and the west fine of this cut and advant. (Deed N 12728'00" E, 68.23 feet) to M 12728'34" E, 68.24 feet (Deed N 12728'00" E, 68.23 feet) to M 12728'00" Lound at the sepaining of a counter clockwise curve having a radius of \$380.05 feet.

Nothesterly along the arr of soid curve, possing at 16,64 feet the stilling northwest corner of soid cestidad of 1,899 acre tract and the southwest corner of soid 0,7944 acre tract, in all, 40,892 feet (Central Anglew-202'90) and Long Choquet N 1113/26 E, 54,66,82 feet) to the POINT OF BECINNING and containing approximately 1,899 acres, of which 0,0001 acre is within a 10' by 10' corner clip right of way dedication, leaving a net acreage of 1,997 acres of find.

COUNTY OF

Machieit, President
Development of Forth Worth, LLC

Before me, the undersigned authority, a Natary Public in and for said County and State, on this day presentily appeared Jay Machieti, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that the securated the same for the purposes and consideration therein expressed and in the copooity therein stated.

under my hand and seal of office.

day of

Notary Public

THENCE S 88755'12" W, 214.89 feet (Deed S 8875710" W, 215.00 feet) to a '\$\tilde{X}" steel rod found with cap for the southwest corner of said residual of 1.599 over broact and some for the trouct and the northwest corner of said (CATS) over tract in the east line of said (CATS) and the said line of said (CATS) and the said line of said (CATS).

STATE OF TEXAS

Before me, the undersigned authority, a Natory Public in and for said County and State, on this day personally appeared Witter Kevan Douis, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration threen expressed and in the capacity threen stated.

. day of

Notary Public

LOT McCART1 in CORNER **BLOCK**

FINAL

PLAT

A

Being a 1.699 Acre Addition in M. Pickett Survey, Abst. 1238 Tarrant County, Texas City of Fort Worth

D&MSURVEYORS **ENGINEERS**

NORTH

ě Plat Approval

Date

THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL CITY OF FORT WORTH TEXAS

Owners/Developers:

FD Development of Fort Worth, LLC, being a subsidiory of Triple C Development, inc.

501 Chesnut Bypass Centre, AL 35960 Phone: 256-927-4500 Joy Machielt, President

City

Pig

City Plan Commission Executive Secretary

Barney Horrell Triple C Development, Inc Phone: 307-399-1198

LOCATION MAP

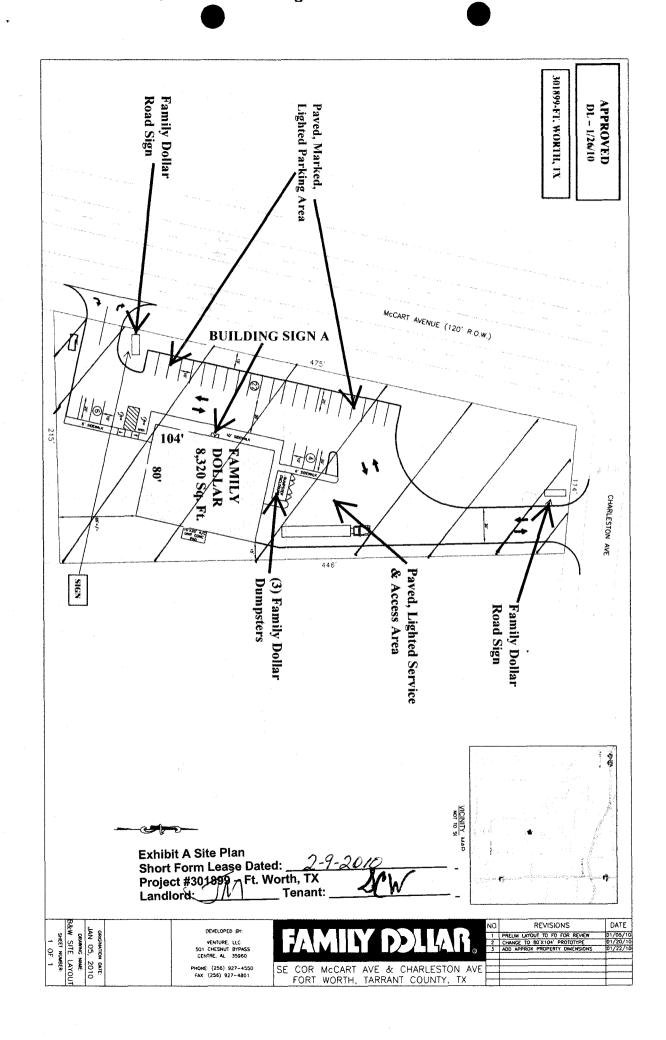
SCALE : 1" = 2000'

DAVIS & McDILL, Inc.

A Texas licensed surveying firm # 101504-00, and a Texas licensed engineering firm # F-8439 P.O. BOX 428, Waxahachie, Texas 75168
Phone: Metro 972-938-1185 Fax: 972-937-0307

Date: March 15, 2010 Job: 210-0047-PLAT wised: 3-22-10 & 5-07-10 & 8-03-10

Drawn: Kevin Bohanon



MARY LOUISE GARCIA

COUNTY CLERK



100 West Weatherford Fort Worth, TX 76196-0401

PHONE (817) 884-1195

TRIPLE C DEVELOPMENT INC P O BOX 1017 CHARLOTTE, NC 28201

Submitter: TRIPLE C DEVELOPMENT INC

DO NOT DESTROY WARNING - THIS IS PART OF THE OFFICIAL RECORD.

Filed For Registration:

3/18/2011 2:50 PM

Instrument #:

D211065356

OPR

PGS

6

\$32.00

D211065356

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

Prepared by: CAMADDOCK